WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4914

Karen Johnson Davidson County
Batch# 271475 DEEDWARR
08/14/2019 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190814-0081299

WARRANTY DEED

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-24-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Paul Higgins 448 Siena Drive Nashville, TN 37205	Same as New Owner	129-11-0A-448.00-CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Nelly L. Hopkins, an unmarried woman, and Stephen A. Hopkins, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Paul Higgins, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 448 as shown on the Condominium Site Plan, plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as exhibit B to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said master deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Peter J. Hopkins and wife Nelly L.Hopkins by Deed from Anne C.Ford dated 09/16/2005 and filed for record on 09/20/2005 in Instrument No. 20050920-0112897 Register's Office for Davidson County, Tennessee

Being the same property conveyed to Nelly L. Hopkins and her son Stephen A. Hopkins by Quit Claim Deed from Nelly L. Hopkins, wife of deceased Peter J. Hopkins, dated 01/18/2017 and recorded in Instrument No.20171025-0109549 Register's Office for Davidson County, Tennessee

Peter J. Hopkins having since died on July 1, 2016 leaving Nelly L. Hopkins as surviving tenant by the entirety.

The subject property is neither the principal residence of Grantor, Stephen A. Hopkins, nor his spouse or any dependent (if any).

The vesting of the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as definited in the Declaration) has occurred with respect to that Unit.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 448 Siena Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th day of August, 2019.

Nelly L. Hopkins

Stephen A. Hopkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nelly L. Hopkins and Stephen A. Hopkins with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 13th of August, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

